

Notice of meeting and agenda

Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 9 November 2016

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

Contacts:

Email: veronica.macmillan@edinburgh.gov.uk /
lesley.birrell@edinburgh.gov.uk

Tel: 0131 529 4283 /0131 529 4240



1. Order of business

- 1.1 Including any notices of motion, hearing requests from ward councillors and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

- 3.1 Development Management Sub-Committee of 26 October 2016 (circulated) - submitted for approval as a correct record

4. General applications and miscellaneous business

The recommendations by the Head of Planning and Transport or other Chief Officers detailed in their reports will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1 above.

- 4.1 234–246, 248 Easter Road, Edinburgh EH6 8LE – Creation of retail development including associated parking – application no 15/04194/FUL - report by the Head of Planning and Transport (circulated)

It is recommended that this application be **GRANTED**.

- 4.2 20 Murieston Lane (Flat 5), Edinburgh – Alterations to a single dwelling to form an additional property (as amended) – application no 16/03163/FUL – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **GRANTED**.

- 4.3 104 Newcraighall Road, Edinburgh (at land 263 metres south of) - Erection of 37 dwellinghouses - application no 16/02696/FUL – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **GRANTED**.

5. Returning Applications

These applications have been discussed previously by the Sub-Committee. The recommendations by the Head of Planning and Transport or other Chief Officers detailed in their reports will be approved without debate unless the Clerk to the meeting indicates otherwise during “Order of Business” at item 1 above.

- 5.1 63 Calton Road, Edinburgh EH8 8DP – Proposed demolition in a Conservation Area – application no 15/03913/CON – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **GRANTED**.

6. Applications for Hearing

The Head of Planning and Transport has identified the following applications as meeting the criteria for Hearings. The protocol note by the Head of Interim Head of Strategy and Insight sets out the procedure.

None.

7. Application for Detailed Presentation

The Head of Planning and Transport has identified the following applications for detailed presentation to the Sub-Committee. A decision to grant, refuse or continue consideration will be made following the presentation and discussion on each item.

- 7.1 199 Fountainbridge, Edinburgh (at Site 60 metres south of) – AMC Specified in 1, 2 (a-m) and (i)-(v), 3, 9, 17, 18, 20 relating to plots W1-W4 including residential/commercial/retail units; detail of height/massing/ground floor levels/design of external features and materials including public realm/pedestrian/cycle access arrangements, treatment to adopted roads or footways, car parking venting/servicing, surface water + drainage/lighting, waste management/hard + soft landscaping details – application no 16/03321/AMC – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **APPROVED**.

- 7.2 Granton Harbour, West Harbour Road, Edinburgh – Approval of Matters specified in condition 2 of outline application 01/00802/OUT covering siting and height of development, design and configuration of public and open spaces, access, road, layouts, footpaths and cycle routes (Scheme 2) – application no 16/02621/AMC – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **REFUSED**.

- 7.3 21 McDonald Place, Edinburgh, EH7 4NX – Demolition of existing two storey garage and offices and construction of five storey, eleven unit apartment block, with on-site parking, cycle storage and bin storage (as amended to entirely remove top floor, limiting to four storey) – application no 16/03471/FUL – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **GRANTED**.

- 7.4 28 Newmills Road, Balerno (At Land 150 Metres South West Of) – Proposed Residential Development of 206 houses and flats, formation of a linear park, associated infrastructure and ancillary works (as amended) – application no 15/05100/FUL – report by the Head of Planning and Transport (circulated)

It is recommended that this application be **GRANTED**.

8. Returning Applications Following Site Visit

These applications have been discussed at a previous meeting of the Sub-Committee and were continued to allow members to visit the sites.

None.

9. Pre-Application Reports

No decisions will be taken on these applications at this meeting. Following a presentation by the Head of Planning and Transport, members will have the opportunity to ask questions and indicate key issues they would like the applicants to consider in their eventual application/s. Members will not express a view on the merits of the proposal/s.

- 9.1 Pennywell Road, Edinburgh (At Regeneration Masterplan Pennywell Muirhouse) – Forthcoming application by The City of Edinburgh Council for a phased mixed-use development comprising retail, café restaurants, offices, residential (various), leisure, community facilities and other associated uses, altered access, road/drainage, infrastructure, landscaping and demolition of existing structures and other associated development. Detailed planning permission is also sought for Phase 1 of the proposed development comprising public realm improvements, Sustainable Urban Drainage Systems (SUDS), partial demolition/reconfiguration of the existing library, reconfiguration of the existing library, reconfiguration of the arts centre and partial demolition of the existing shopping centre – application no 16/04622/PAN – report by the Head of Planning and Transport (circulated)
- 9.2 5–7 Regent Road, Edinburgh (At New Parliament House) – Forthcoming application by Duddingston House Properties & Urbanist Hotels for Change of use, alterations to and restoration of principal former Royal High School building and pavilions Gymnasium block and lodge, new build development, new improved vehicular service and pedestrian accesses, landscaping, parking, public realm and other works to create a world class hotel of international standing with associated uses including publically accessible bars (public house) and restaurants (Class 3) – application no 16/04537/PAN – report by the Head of Planning and Transport (circulated)

Kirsty-Louise Campbell

Interim Head of Strategy and Insight

Committee Members

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Cardownie, Child, Gardner, Heslop, Keil, McVey, Milligan, Mowat and Ritchie.

Information about the Development Management Sub-Committee

The Development Management Sub-Committee consists of 15 Councillors and usually meets twice a month. The Sub-Committee usually meets in the Dean of Guild Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

Further information

A summary of the recommendations on each planning application is shown on the agenda. Please refer to the circulated reports by the Head of Planning and Transport or other Chief Officers for full details. Online Services - planning applications can be viewed online by going to www.edinburgh.gov.uk/planning - this includes letters of comments received.

The items shown in part 6 on this agenda are to be considered as a hearing. The list of organisations invited to speak at this meeting are detailed in the relevant Protocol Note. The Development Management Sub-Committee does not hear deputations.

The Sub-Committee will only make recommendations to the full Council on these applications as they are major applications which are significantly contrary to the Development Plan.

If you have any questions about the agenda or meeting arrangements, please contact Committee Services, City of Edinburgh Council, Business Centre 2:1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 4210 email committee.services@edinburgh.gov.uk

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to www.edinburgh.gov.uk/meetings .

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